

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



LAWRENCE S. HAGEL AND MARY O. HAGEL  
HAGEL

P.O. BOX 2493, WALDOPT, OR., 97394  
Grantor's Name and Address

LAWRENCE STEPHEN HAGEL AND MARY OLGA HAGEL LIVING TRUST

P.O. BOX 2493, WALDOPT, OR., 97394  
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

SAME AS ABOVE

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SAME AS ABOVE

2012-002079

Klamath County, Oregon



00114516201200020790020021

SPACE RES

FOR

02/28/2012 08:39:44 AM

Fee: \$42.00

RECORDER'S USE

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

WARRANTY DEED - STATUTORY FORM

LAWRENCE S. HAGEL AND MARY O. HAGEL, HUSBAND AND WIFE.

Grantor,  
 conveys and warrants to LAWRENCE STEPHEN HAGEL AND MARY OLGA HAGEL LIVING TRUST DATED  
2-15-2011, (LAWRENCE STEPHEN HAGEL AND MARY OLGA HAGEL, TRUSTEES) Grantee

the following described real property free of encumbrances, except as specifically set forth herein, situated in CLATSOP 1st  
 County, Oregon, to-wit: LOT 7, BLOCK 3, WAGON TRAIL ALCEAGES NO. 1, KLAMATH

ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE  
IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE) (TAX ACCT. #2309-001A0-03400)

The property is free from encumbrances, except (if none, so state):

THOSE SHOWN ON REVERSE SIDE

The true consideration for this conveyance is \$ 0.00 (Here, comply with the requirements of ORS 93.030.)

DATED FEB 1, 2012; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

LAWRENCE STEPHEN HAGEL, TRUSTEE  
Mary Olga Hagel  
MARY OLGA HAGEL, TRUSTEE

STATE OF OREGON, County of Lincoln ss.

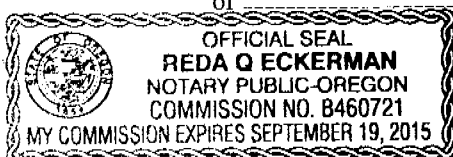
This instrument was acknowledged before me on February 1, 2012  
 by Lawrence Stephen Hagel & Mary Olga Hagel

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Notary Public for Oregon

My commission expires 09-19-15

- 1) TAXES, A LIEN NOT YET DUE AND PAYABLE
- 2) DECLARATION, RESTRICTIONS, PROTECTIVE COVENANTS AND CONDITIONS FOR WAGON TRAIL RANCH RECORDED IN VOLUME MT2, PAGE 9766, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON AND AMENDED BY INSTRUMENT RECORDED JANUARY 5, 1977 IN VOLUME MT7, PAGE 207, AND RECORDED JANUARY 5, 1977 IN VOLUME MT7, PAGE 210, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.
- 3) EASEMENTS FOR UTILITIES AND FIRE PROTECTION AS SHOWN ON THE OFFICIAL PLAT OF WAGON TRAIL ACREAGE No. 1.
- 4) ASSESSMENT OF WAGON TRAIL RANCH PROPERTY OWNERS ASSOCIATION, IF ANY.